



RIBBLE VALLEY
BOROUGH COUNCIL

- 6 FEB 2012

For office use only

Application No. 320120135 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:		Surname:	Renwick
Company name:					
Street address:	C/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning				
Street address:	2 Reedley Business Centre Redman Road				
	Reedley				
Town/City:	Burnley				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB10 2TY				
Telephone number:					Country Code: National Number: Extension Number: 01282834834
Mobile number:					
Fax number:					
Email address:					planning@avalontp.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed demolition of existing cottage of no heritage significance and replacement with a new dwelling.

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	GARTH COTTAGE		
Street address:	CLITHEROE ROAD		
	MITTON		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9PH		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	371072
Northing:	440030

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Miss First name: C Surname: Booth

Reference: RV/2011/ENQ/00377

Date (DD/MM/YYYY): 12/01/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Please see attached Design and access statement

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Within domestic curtilage

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

In line with local authority collection policy

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Stone

Roof - description:Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate

Windows - description:Description of *existing* materials and finishes:

Timber frames some upvc

Description of *proposed* materials and finishes:

Timber

Doors - description:Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DAS
Heritage Statement
Bat Report
Package sewage treatment plant brochure
REN/01 Dwg01b
REN/01 Dwg02b
REN/01 Dwg03

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☒

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Dwelling and domestic curtilage

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Residential Units (continued)

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Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

1,134.9 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

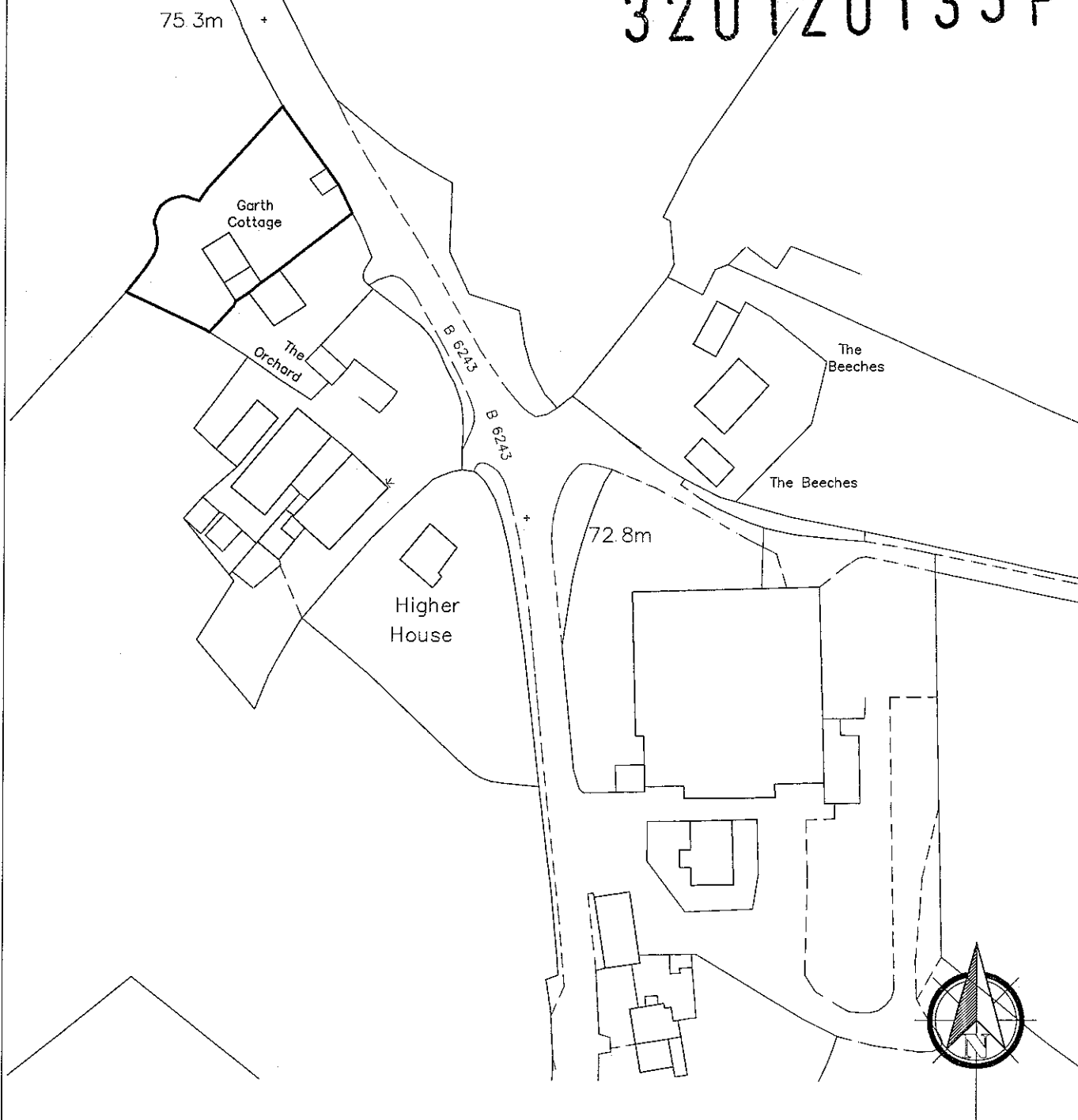
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

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320120135P



SITE LOCATION PLAN

Site: Proposed Development
Garth Cottage
Clitheroe Road
Milton
Clitheroe

Client: Mrs Renwick

Drawn: DS

Date: 20.01.12

Scale: 1:1250

Project No: REN/01 Dwg 03

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Avalon



Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mrs Renwick

Garth Cottage
Clitheroe Road
Milton
Clitheroe
Lancashire

320120135P

10 June 2011

Ref: B966

Dear Mrs Renwick

Protected Species Survey (Bats) at: Garth Cottage, Clitheroe Road, Milton, Clitheroe.

Introduction

You have requested a protected species survey at your property (via Reedley Town Planning), as a condition of a planning application to Ribble Valley Borough Council for building alterations. It is understood the proposed development includes an extension that will require modifications to the roof and roof void; additionally the existing two storey extension that adjoins the neighbouring property will be demolished

The existing property is shown in figures 1 to 9 of this report.

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation procedures are required to protect bats and their roosts and to ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

A scoping survey and daylight inspection was undertaken on Wednesday 8 June 2011 between 09.30 and 10.30. The weather at the time of the inspection was mild, dry and largely overcast (max temperature: 15.5°C; cloud cover: 85%; wind: light south-westerly) providing satisfactory conditions for a daylight scoping survey.

The inspection has found limited evidence of bat activity within one section of the roof void; therefore timing constraints are required when undertaking demolition and / or re-roofing operations (see mitigation measures) to significantly reduce the impact of the works on protected species.

Survey methodology

The protected species survey (bats) provides a daylight assessment of the property.

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

A desk study including data trawl was undertaken to identify records of bat activity within 1 km of the property.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education).

Constraints

The survey protocol requires that 'non-intrusive' survey techniques are used to determine bat activity. (Ref: *Bat Surveys*, BCT, 2007, p23).

Activity loggers and / or ultrasonic bat detectors were not employed during the daylight scoping survey.

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Data search

A local data search was carried to identify records of bat activity within 1km of the site. The following bat species are known to be present within the wider district:

NBN 10km squares SD64 and SD74:

- | | |
|--------------------------------|--|
| • Natterer's bat | (<i>Myotis nattereri</i>) ¹ |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>)* |
| • Daubenton's bat | (<i>M. daubentonii</i>)* |
| • Common long-eared bat | (<i>Plecotus auritus</i>)* |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>)* |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>)* |
| • Noctule bat | (<i>Nyctalus noctula</i>) ¹ |
| • Lesser horseshoe bat | (<i>Rhinolophus hipposideros</i>) ¹ |

*National Biodiversity Network (NBN) datasets (terrestrial mammals) recorded SD73 ¹EED dataset

The following websites and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. North Lancashire Bat Group
4. East Lancashire Bat Group
5. Lancashire Biodiversity Partnership
6. Biological Heritage Sites Partnership (LCC, NE and LWT)
7. EED dataset (Lancashire bat records 2000 - 2011)
8. Magicmap interactive map
9. Natureonthemap (Natural England)
10. Multimap
11. Google Maps
12. MARIO - Maps and related information online (Lancashire County Council).

There are no records of roosting bats at this particular property or at neighbouring sites. The nearest records of bat roosting and flight activity are at grid reference: SD707409 approximately 900m north of the site at Withgill Lodge (see bat records page 5).

It is understood the property (figure 1) was originally a detached cottage, subsequently, a two storey cottage was added (shown at 'A' in figure 1); it is this that section will be removed during the proposed alterations.

There are four roof voids within the property as follows:

Void A – small roof void insulated with vermiculite over the ceiling joists; a rafter with purlin roof construction and unlined slate with batten roof. Although mouse droppings are present, there is no evidence of bat droppings. (figure 4)

Void B - also insulated with vermiculite. Some bat droppings are present along the central area below the ridge board. There is a considerable amount of spider webbing over roof timbers and ridge board. The roof is clad in stone slates and under felt is absent (figure 5)

Void C - similar void to voids 'A' and 'B' also with several mouse droppings present but no evidence of bat faeces. Roof clad in stone slates; roofing under felt is absent (figure 6).

Void D - roof void over the garage; modern construction block-work walls, slate roof with bitumen under-felt present. The void is boarded for access and is dry clean and draught-free. No insulation present (fig 7).

Existing property (photographs)

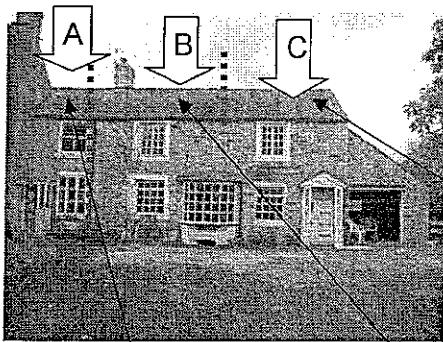


Figure 1:



Figure 2:



Figure 3:



Figure 4: Void 'A'

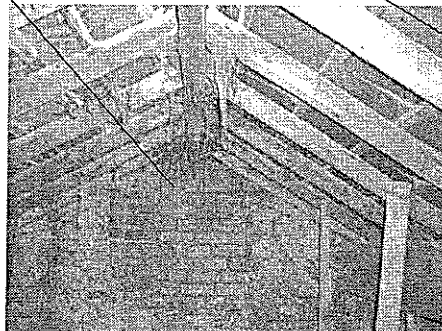


Figure 5: Void B



Figure 6: Void C

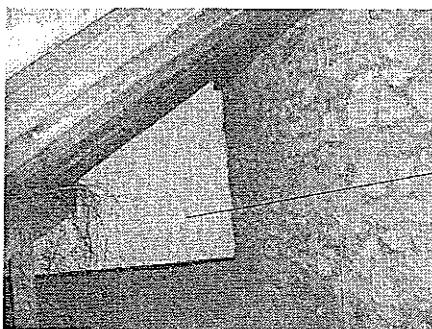


Figure 7: Void D above the garage

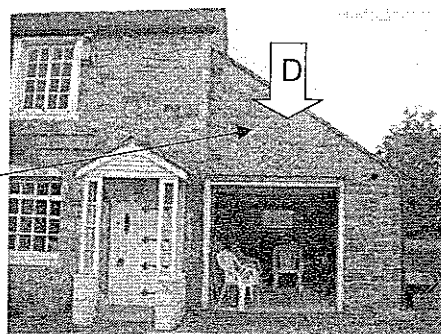


Figure 8:



Figure 9: Lean-to at rear of property

NGR: SD 711400. Elevation: 70m.

The property is 3km SW of Clitheroe and 1.25km north of Great Mitton; the house is surrounded by a large garden bordered with mature hedgerow trees and there is extensive open countryside nearby. Although there is no significant woodland adjacent to the site, there is extensive riparian woodland along the River Hodder 400m west of the site close to Moyser Wood.

The Hodder channel is extensively wooded and provides optimal feeding, foraging and commuting habitat for bats throughout the valley. The property is within a rural location and the site is close to permanent pasture with extensive farmland, small woodland copses and mature hedgerows.

There are no designated nature conservation sites adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Survey results

There is limited evidence of bat activity at this property: a small number of fresh bat droppings (up to 20) were found within one of the roof voids (Void B). The droppings were relatively fresh indicating activity in recent weeks and months; most of the droppings were located close to, or directly below the ridge board.

The ridge board and rafters were found to be covered in spider webbing with the exception of three small pockets along the ridge; these roosting places are consistent with roosting bats using favoured perches at the intersections of the rafters with the ridge board.

No other evidence of bat activity was found within any part of the building; all other voids are entirely free of bat droppings and other indicative signs that bats have been active. (A note of caution: there are also scattered deposits of mouse droppings throughout all the roof voids; these are occasionally mistaken for bat droppings).

All external features of the building including stonework, roofing materials and fascia soffits were inspected for evidence of bat activity; none was found. Additionally, there is no evidence of bat roosting activity within the garage, garage roof void or lean-to building at the rear of the property.

Evaluation of results

Droppings found within Void 'B' indicate occasional and / or sporadic roosting and perching by a solitary bat, or possibly a low number of individuals (1 – 3 bats) within this void. From the evidence of droppings, the location of the roosting area and the type of void, the most likely species at this site is natterer's bat (*Myotis nattereri*); this species shows a preference for roosting under old slate and tile roofs, often without under felt, particularly in rural buildings about 150 years old.

The distribution of natterer's bat throughout the district appears influenced by proximity to wooded river channels and the River Hodder in particular; there are several known roost locations within this part of the Hodder Valley. Natterer's bat, like all bat species are highly mobile animals and will visit multiple roost locations throughout the year.

Although no bats were present at the time of inspection, solitary roosting bats are occasionally present for an extended period from April until November. Natural England recommends that roofing work should be carried out during Spring (March/April) and Autumn (September/October). (see mitigation guidelines).

The small number of droppings indicates this is not a maternity roost, hibernaculum or regularly used transitory roost / night roost.

There is no evidence of roosting activity within Void 'A' - demolition should avoid the period May to August incl.

The scale of impact of the proposed development at site level on local bat populations is low to moderate and therefore requires some mitigation to ensure the risk of disturbance to roosting bats is significantly reduced.

The proposed building alterations are **unlikely to cause significant disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

Careful timing of re-roofing and demolition works will significantly reduce the impact of the development on roosting bats. **Mitigation procedures** (ie. timing constraints) **must be in place to ensure that works are carried when bats are at least risk of disturbance** and most able to find alternative roost sites whilst food is still available.

The conservation significance of the building is low to moderate.

The scale of impact of the development at site level on local bat populations is likely to be low.

Further survey effort at this site is not recommended.

Bat records: Hodder Valley - Mitton area (Source: EED / ELBG)

Species	Site	Grid reference	Date	Status / comments
P. pipistrellus	Withgill Lodge	SD707409	10.05.10	Foraging and feeding activity
Pipistrellus pygmaeus	Withgill Lodge	SD707409	10.05.10	Foraging and feeding activity
Myotis mystacinus	Withgill Lodge	SD707409	10.05.10	Foraging and feeding activity
Myotis nattereri	Withgill Lodge	SD707409	10.05.10	Foraging and roosting at property
Myotis nattereri	Higher Hodder	SD707409	1998/1999	Maternity roost in property
Nyctalus noctula	Withgill Lodge	SD707409	10.05.10	Commuting flight

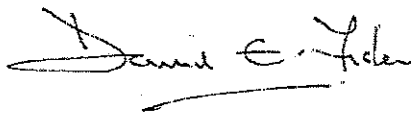
MITIGATION NOTES:

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "... measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION:	METHOD:
1. Timing constraints	Natural England recommends re-roofing works are carried out in Spring (March / April) and Autumn (September / October) when bats are least vulnerable to disturbance. Re-roofing operations and work within roof voids, including removal of ceilings beneath roof voids should avoid the critical months May, June, July and August when bats are most vulnerable to disturbance.
2. Removal of roofing materials	There is a low to moderate risk of accidentally exposing roosting bats at this property; you should be aware that isolated bats are 'occasionally' found roosting within roof voids or beneath roofing materials at any time of year, although most commonly between May and November particularly in dwellings of this age, design and construction. All site contractors must be made aware that bats are occasionally present.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials, stop work and seek advice before continuing work in this area.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	None
8. Additional survey effort	Not required

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council.

Yours sincerely



David Fisher

320120135P

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development p10 Bat Surveys Good Practice Guidelines, BCT (2007)

GARTH COTTAGE, CLITHEROE ROAD, MITTON, LANCASHIRE

HERITAGE STATEMENT

320120135 P

1 Introduction

- 1.1 This heritage statement has been produced at the request of Mr & Mrs Renwick via Reedley Chartered Town Planning, to support an application to Ribble Valley Borough Council for planning consent at Garth Cottage (NGR: SD 7107240031). It provides a summary of the heritage significance of the site in accordance with Policy HE6 of PPS5, and has been produced by Stephen Haigh MA, Buildings Archaeologist, following a site visit on 20 September 2011. The proposals for the site have not been finalised at the time of writing, but in essence the applicants will be seeking to demolish at least part of the existing structure, and also extend or replace it.

2 Site designation

- 2.1 Garth Cottage is not listed and does not lie within a conservation area, so is not designated as a heritage asset, and there are no listed buildings within the vicinity. The Lancashire Historic Environment Record has no information on the site.¹

3 Historical background

- 3.1 The present building now comprises a single dwelling known as Garth Cottage, but in the past it has also been known as Orchard Cottage (the taller house next door is *The Orchard*), and perhaps Gander Green; it is however poorly documented. The name Orchard Cottage is used on the Ordnance Survey map of 1994, so "Garth Cottage" seems to be a relatively recent change of name. Earlier Ordnance Survey maps do not name it but show that it became joined to the larger adjacent house between 1894 and 1907 (see figure 1): previously it was a detached building.
- 3.2 Given the fact that the building may not have had a name in the 19th century, it is not possible to identify it with certainty in the census returns from 1841 to 1901: for example in 1841 all dwellings in the vicinity were just referred to as being within Mitton, and in 1851 as "Higher Mitton". In 1861 it seems that it was included only as one of a number of "cottages", and in 1871 three "roadside cottages" were listed here, and in all four decades there were members of the Hampshire family present, some of whom probably lived at Garth Cottage. In 1881 the name "Gander Fold" was used to describe this group. Only in 1901 are individual houses named, when William Hampshire was resident at "The

¹ Enquiry made 16 September 2011

Orchard"; next door to this was "The Orchard Cycling Club", recorded in the census as an inhabited house, but without any individuals mentioned, and thought very likely to be the building now known as Garth Cottage. As a cycling clubhouse it would have been used in the manner of a social club and place of refreshment and possibly accommodation, but this use is likely to have been short-lived and to have left no trace on the building's structure.

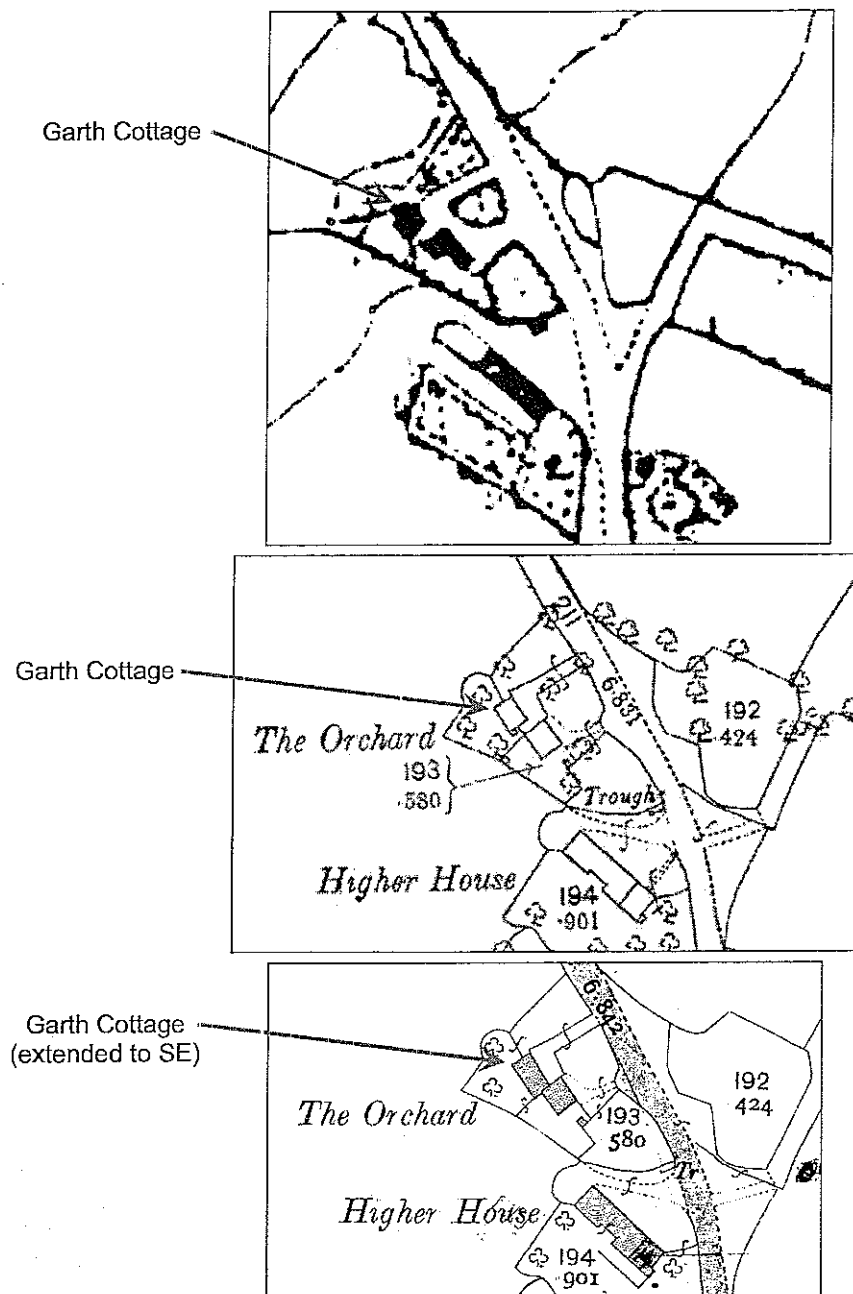


Figure 1: Ordnance Survey maps: 1848; 1894; 1907

320120135P

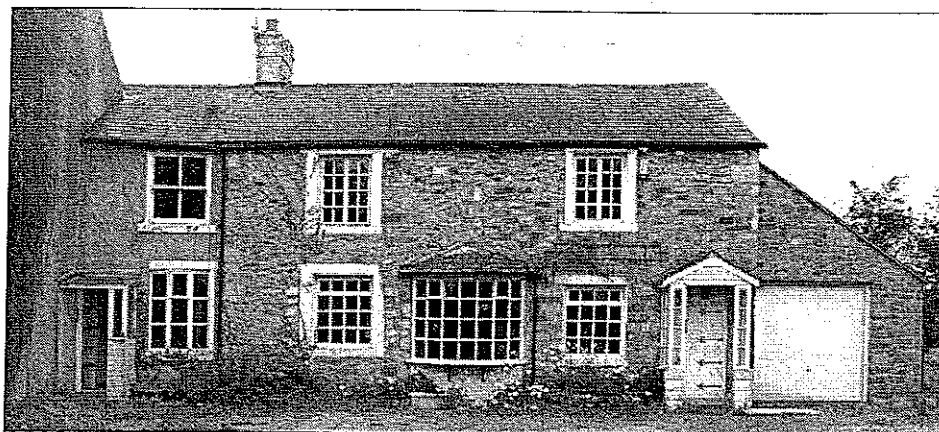


Photo 1: Front (NE) elevation



Photo 2: Front elevation of original cottages

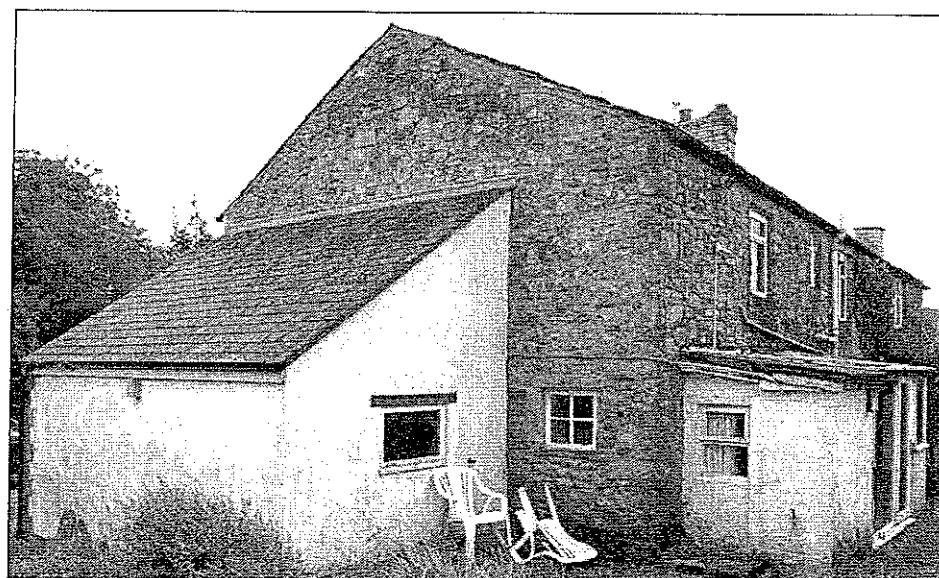


Photo 3: NW gable and SW elevation



Photo 4: SW elevation

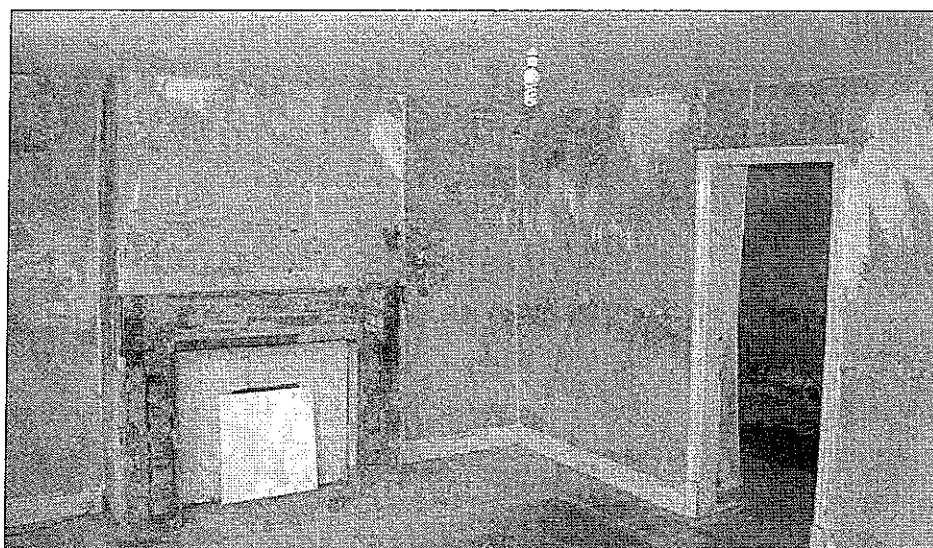


Photo 5: living room

4 The present building

- 4.1 In essence, Garth Cottage has an historic core which is probably late 18th century, and which comprises a pair of smaller cottages, amalgamated in the 20th century. This core was extended to the south-east in about 1900 to link it to the adjacent house, and again later in the 20th century by the addition of the lean-to garage on the north-west gable and the flat-roofed garden room on the south-west elevation.
- 4.2 The original cottages are built of local sandstone rubble, in one or two places coursed but for the most part random, and most of the few dressings are roughly finished. There is a change in stonework near the eaves and in the gable, which indicates that the building has been heightened, a change likely to have been made in the late 19th or even early 20th century, and the window openings must

320120135P

also have been heightened at that time, although their positions are for the most part probably original.

- 4.3 The roof has been re-laid in blue slate in the late 20th century on the front (north-east) pitch, and a chimney stack removed from the centre of the ridge, where it would have served the north-west cottage. The rear roof pitch however has both local grey stone slate, and a mixture of green and blue slate, probably resulting from the re-use of the original material when the building was heightened. The roof is carried on sawn softwood timbers which are carried on the gables and cross wall.
- 4.4 The original plan-form of the pair of cottages is still recognisable on the first floor where the party wall between them survives (albeit with inserted doorway, now giving access between them), but on the ground floor this wall has been removed from the front room, to create the present large living room. This enlargement was accompanied by the creation of the wide bow window, which replaced the front entrance into the south-east cottage. The original accommodation in each cottage would therefore have comprised a heated front room used as a living room and a rear, unheated scullery on the ground floor, and a large, heated and a smaller, unheated bedroom on the first floor, and as such would have been typical working class housing in the late 18th and 19th centuries. The only historic fixtures surviving are the plain plank doors on the first floor, probably of c.1900.

5 Statement of significance and impact of proposals

- 5.1 Garth Cottage is probably 18th century in origin, but much altered in the 19th and 20th centuries, and the low status and plain design of the original building, together with the absence of fixtures or features of architectural or historic interest, means that it has negligible heritage significance. On that basis, there would be no significant heritage implications in its partial or complete demolition, or in its extension.

Stephen Haigh MA
22 September 2011

DESIGN AND ACCESS STATEMENT

320120135P

SITE: GARTH COTTAGE, CLITHEROE ROAD, MITTON

PROPOSAL: ERECTION OF A REPLACEMENT DWELLING

1 ASSESSMENT

- 1.1 Garth Cottage is situated on the west side of Clitheroe Road to the north of the hamlet of Mitton. The application site currently comprises a two storey dwelling which is presently attached to the adjoining original farmhouse to the south. It has been adapted over the years with the addition of a garage a rear lean to entrance porch and WC together with other out of keeping alterations and modifications.
- 1.2 The application site is located outside a settlement boundary and is situated within the Forest of Bowland Area of Outstanding Beauty (AONB).
- 1.3 Development plan policies are informed by government advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The development plan currently includes policies that have been saved from the Ribble Valley Districtwide Local Plan adopted in June 1998 (aRVDWLP).
- 1.4 Saved policies of particular relevance are the following: G1 identifies a number of development control criteria; ENV1 seeks to protect the AONB. H14 relates to the replacement and rebuilding of dwelling in the open countryside.

- 1.5 Also applicable is the Interim Supplementary Planning Guidance: Housing (ISPG).

2 INVOLVEMENT

- 2.1 Formal pre-application enquiries have been made of Claire Booth assistant planning officer who has indicated that the principle of the redevelopment of the site for a replacement dwelling is in accord with adopted policy.

3 EVALUATION

- 3.1 The property is in an extremely poor condition with limited modern facilities despite being lived in relatively recently until the demise of the previous owner. The property requires extensive renovation in order to render it suitable for modern day needs.
- 3.2 An earlier application had been submitted to demolish certain sections of the existing building and then renovate and extend however this application was withdrawn prior to determination due to concerns expressed by the planning officer regarding elements of the design and specifically the fact that the planned extension was not regarded as being subservient to the retained cottage.
- 3.3 The scheme has been revised to incorporate a revised frontage typical of a double fronted farmhouse with a rear extension. My clients have realised that the building is in an extremely poor physical condition and would therefore prefer to demolish the present structure and build a replacement house adopting a similar vernacular style but with room layout and overall proportions which better suits the needs of their family.

- 4.1 The design of the proposal has been handled in a sympathetic manner with the resultant building which reflects the traditional origins of local farm cottage properties found elsewhere throughout the Ribble Valley
- 4.2 The main footprint of the house will measure 17 m x 7.6m with a two storey gabled rear out shut measuring 6.4m x 6m. The proposed materials are natural stone and blue slate, and all replacement doors and windows will be in upvc.
- 4.3 The intension is to slightly re site the replacement dwellings northwards of the present building in order to create a detached property separated away from the adjacent original farmhouse

5 ACCESS

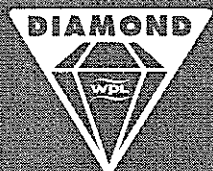
- 5.1 The proposed replacement dwelling is simply a replacement for the existing dwelling on site and therefore there will be no more traffic generated by the proposal. Level access can be provided into the dwelling.

January 2012



Diamond

package sewage treatment plants



320120135P

No worries sewage treatment



single properties not on mains drainage | small communities not on mains drainage
refurbishments | septic tank replacements | barn conversions | new builds
population equivalent 1-55 people



Environmental Wastewater Solutions

The Authentic WPL Diamond

The WPL Diamond range of package sewage treatment plants is specifically designed for properties not connected to mains drainage, in a range of sizes for population equivalents of 1-55 persons.

NBS Plus

registered
LABC

The Diamond offers a range of *brilliant* features

- **No odours**

Does not require primary settlement of raw sewage, where odours can occur

- **Up to 3 year de-sludge intervals**

Efficient, continuous, bacterial digestion process (DMC range usually requires annual de-sludging)

- **No internal moving parts**

Simple design, reliable operation, minimal maintenance and low running costs

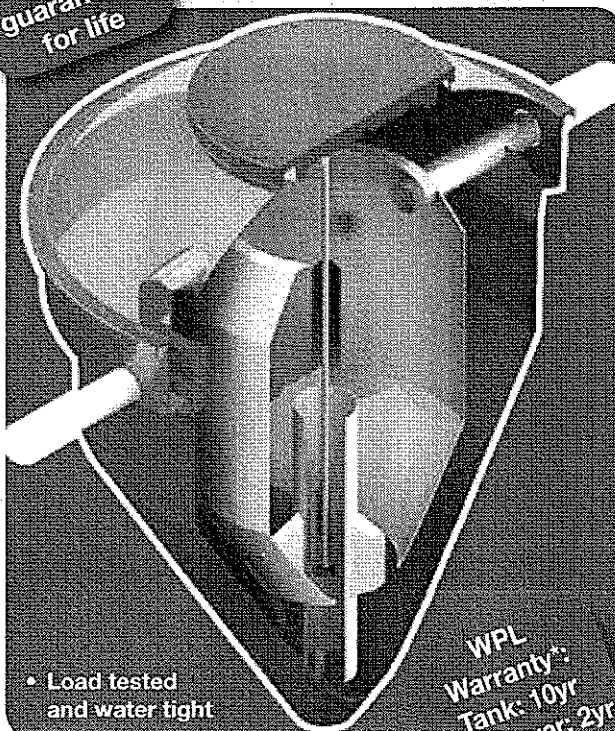
- **Fantastic value for money**

Low running costs, with a small air blower

- **Alarm beacon included**

All weather, air blower kiosks fitted with alarm beacons (+ second alarm beacon as standard for IPC models)

Process guaranteed for life



• **Load tested and water tight**

WPL Warranty*:
Tank: 10yr
Air blower: 2yr



- **Compact design**

Reduced excavation and handling costs

- **Robust construction**

No concrete backfill in some situations



- **Low visual impact**

Small lid, flush with the ground

- **Easy to install with minimal labour and materials**

*warranty subject to regular plant maintenance

+ flexible options (additional)

1. Sample Chamber

A compact chamber designed to allow easy sampling of treated wastewater (final effluent), may be required by the Environment Agency or regulatory authority.

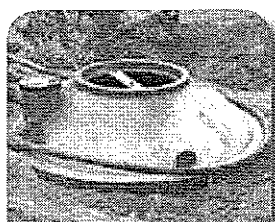
2. Invert Extensions



The Diamond range offers one of the widest choices for invert extensions, giving complete flexibility for different site conditions and installation requirements.

3. Integral Pump Chamber (IPC)

Has the features of the Diamond plant but with an IPC, designed to pump final effluent to a water course, ditch or soakaway, which may be on an incline, in a high water table area, or is a distance away from the soakaway. It can deliver up to 80 litres per minute of effluent at a head of 4m.



IPC access lid during installation

IPC consists of:

- 240v, 0.25kw submersible pump, integral float switch with stainless steel internals and non-return valve
- High level floatswitch and mounting tube
- High level alarm beacon with 10m lead
- Floatswitch adapter socket
- 50mm MDPE Pipe outlet
- Invert extension kit for the IPC also available (optional extra)

The Diamond Standard

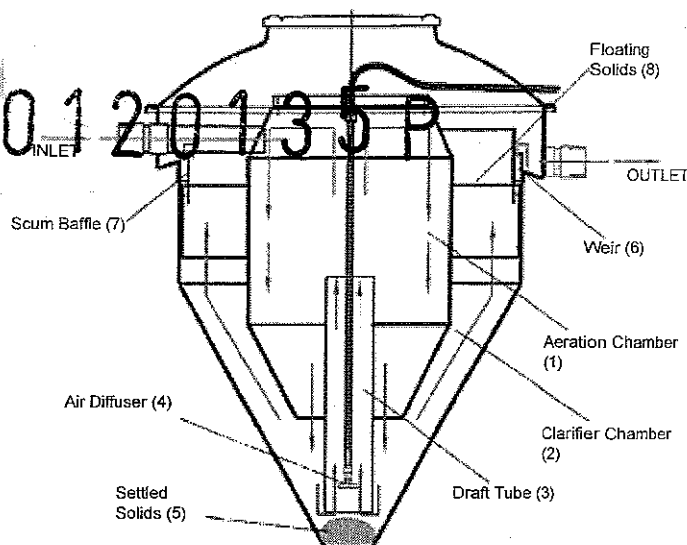
We pride ourselves on the fact that the WPL Diamond meets the following standards:

- **CE marked**
fully accredited and certified under the BS EN12566-3 standard
- **Environment Agency**
fully compliant with recommendations and meets normal consent standards
- **UK Building Regulations**
fully compliant
- **Environmental Permitting Programme 2 (EPP2)**
meets current legislation
- **British Water**
designed using their Code of Practice Flows and Loads, to ensure correct sized tank
- **LABC Registered**
- **NBS Plus**
accredited against the recognised national RIBA standards



How does the Diamond plant work?

- The central aeration chamber (1) empties into the bottom of the outer clarifier chamber (2)
- A 200mm diameter draft tube (3) releases air through a disc plate diffuser (4)
- An upward flow of process fluid draws settled solids (5) through the draft tube to discharge at the surface of the aeration chamber.
- The design of the draft tube ensures complete mixing of oxygen with the sewage. Oxygenation allows aerobic organisms, that biologically degrade wastewater contaminants, to grow.
- Gravity causes aerated solids to settle at the tank bottom where they are drawn back up through the draft tube.
- Raw sewage displaces biological solids from the aeration chamber to the clarifier. Quiescent conditions in the clarifier allow digested solids to settle at the base and return to the aeration chamber.



- Clarified effluent flows over the weir (6) and discharges through an outer trough to a 110mm pipe connection. The scum baffle (7) prevents solids (8) from passing over the weir.

Installation

A comprehensive installation manual is supplied with each Diamond plant, which should be read thoroughly prior to installation. The plant is easy to install, without the need for concrete backfill, in some situations.

We recommend you use an experienced and qualified installer, so please contact a member of the WPL Sales Team if you need help finding one.

Air Blower

The Diamond's air blower is supplied with an alarm and an enclosure to protect it from the weather.

Your plant comes complete with 10 metres of airline, to connect between the blower and the tank. However the Diamond can accommodate longer airlines of up to 30 metres from the blower, please speak to a member of our sales team for more information.

Process Performance Guaranteed

The Diamond treats wastewater to a 95 percentile standard of:

- 20mg/l Biological Oxygen Demand (BOD)
- 30mg/l Suspended Solids (SS)
- 20mg Ammoniacal Nitrogen (AMM-N)

If more stringent environmental requirements are specified, please contact WPL on 0845 450 4818.

Loadings (based on British Water Code of Practice) and Blower Power Rating

Model	DMS2	DMS3	DMS4	DMS5	DMC6	DMC7	DMC8	DMC9
Population range (persons)	1-6	5-11	10-15	14-20	21-27	28-35	36-45	46-55
Maximum organic loading BOD/day (grams)	360	660	900	1,200	1,620	2,100	2,700	3,300
	A WPL/British Water Loading Guide providing further information for non-domestic applications is available							
Blower Motor Size (kw)* single phase rating	0.12	0.13	0.17	0.24	0.55	0.75**	0.75**	0.75**

* Actual power consumption may vary (dependent on motor efficiency and nature of installation). size stated is the motor size NOT actual power consumption

**For DMC7, DMC8 AND DMC9 models using 3 Phase electrics, blower motor is rated at 0.9 kw

Process performance is subject to strict adherence to WPL's Installation Manual User Guide/Operation & Maintenance Manual and a start up period of 6-12 weeks depending on plant loadings and water temperature.

Dimensions

Model	Max Outside diameter	Height to inlet	Inlet Invert depth	Height to outlet	In ground depth	Weight empty	Total capacity
DMS2	1.85m	1.71m	618mm	1.61m	2.34m	154 Kg	2,271 ltr
DMS3	2.07m	1.84m	770mm	1.74m	2.62m	192 Kg	3,028 ltr
DMS4	2.1m	2.05m	742mm	1.93m	2.8m	210 Kg	3,974 ltr
DMS5	2.1m	2.05m	742mm	1.93m	2.8m	210 Kg	3,974 ltr
DMC6	3.2m	2.78m	580mm	2.68m	3.35m	380 Kg	9,056 ltr
DMC7	3.2m	2.78m	580mm	2.68m	3.35m	380 Kg	9,056 ltr
DMC8	3.2m	3.14m	580mm	3.04m	3.7m	460 Kg	15,038 ltr
DMC9	3.2m	3.14m	580mm	3.04m	3.7m	460 Kg	15,038 ltr

Deeper inverts can be accommodated with our range of standard invert extensions contact WPL for further information. All dimensions +/- 10mm tolerance

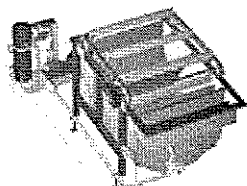
Any questions? Contact a member of our sales team | **0845 450 4818** | enquiries@wpl.co.uk

Other WPL Products

Sewage Treatment Plants



HIPAF Modular
(Commercial)



Industrial Effluent
Treatment

Rainwater Harvesting



RainSustain
(Commercial)



RainBrain
(Schools)



RainRetain
(Domestic &
Developers)

Other Products & Services



Grease
Guzzler



Hire Fleet



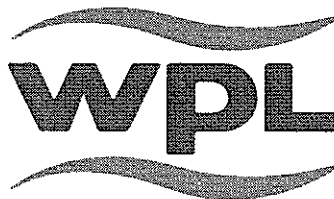
Maintenance
Contracts

Regular Maintenance & Servicing

The Environment Agency requires all sewage treatment plants to be operated in accordance with the maintenance plan specified by the manufacturer. WPL supplies a log book with each plant, to demonstrate maintenance and desludging compliance, which must be retained for at least 5 years.

Maintenance should only be undertaken by a qualified service engineer accredited by British Water.

Every Diamond comes with a helpful user guide and an operation and maintenance manual, giving useful information on daily operation and periodic maintenance.



Call: +44 (0)845 450 4818
Fax: +44 (0)23 9224 2624
Click: enquiries@wpl.co.uk
Web: www.wpl.co.uk

WPL Limited
Units 1 & 2 Aston Road
Waterlooville
Hampshire PO7 7UX
United Kingdom

About WPL Limited

WPL Limited provides innovative and reliable wastewater treatment, rainwater harvesting and grease management systems for domestic, commercial and industrial markets as well as holding a prominent position as a supplier to the water companies. As an internationally recognised leader in the design, manufacture and supply of both standardised and bespoke environmental solutions, WPL Limited is dedicated to ensure the provision of high quality products and services.

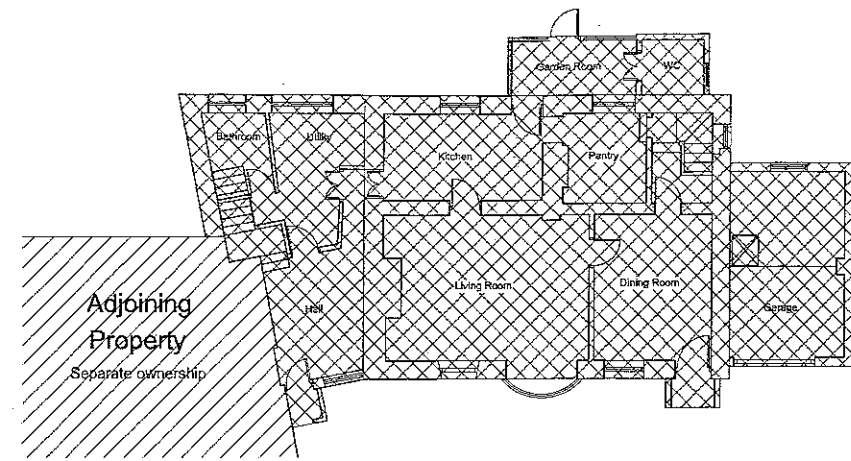
Environmental Policy

WPL Limited is ISO14001 accredited. WPL Limited rigorously fulfils its vision of protecting the environment by delivering reliable wastewater solutions. A strong focus on quality and compliance ensures that all wastewater treatment systems are designed to work within the guidelines of the British Water Code of Practice and exceed all present and proposed discharge consent standards enforced by the Environment Agency, SEPA and other regulatory authorities.

Where to buy WPL products

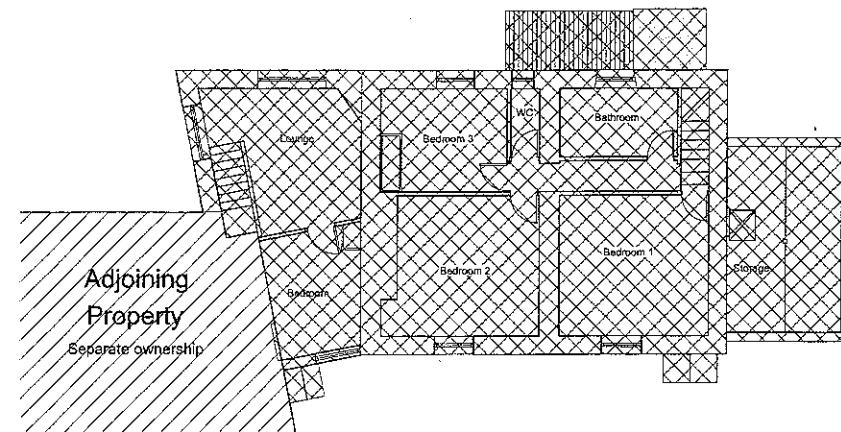
WPL manufacture the full Diamond range at our production facility in Hampshire. Delivery is normally ex-stock through approved distributors and builders' merchants nationwide.



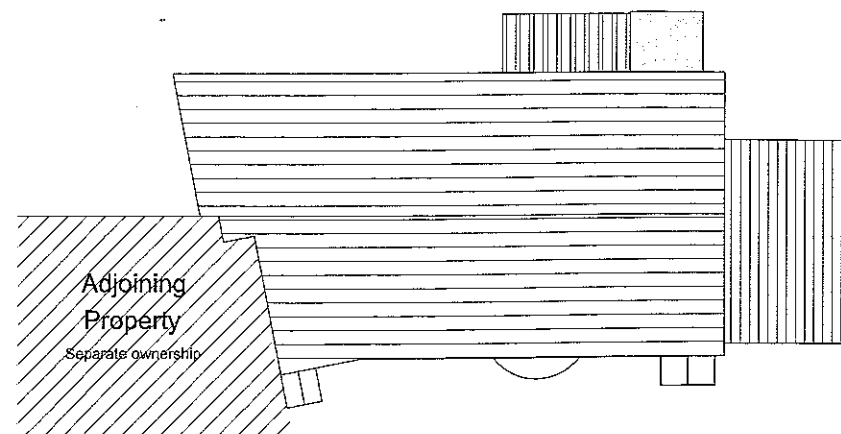


Ground Floor Plan

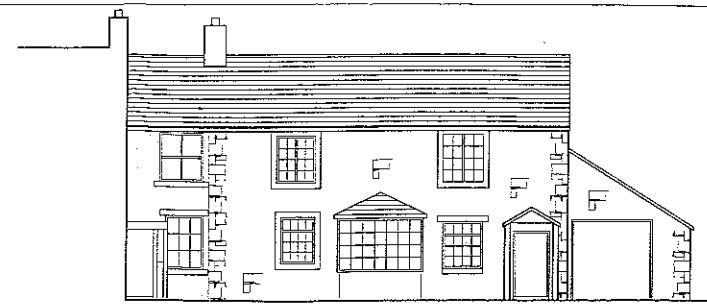
extent of proposed demolition to be carried out



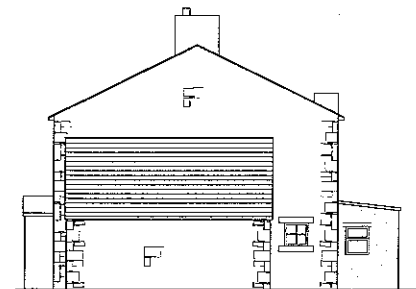
First Floor Plan



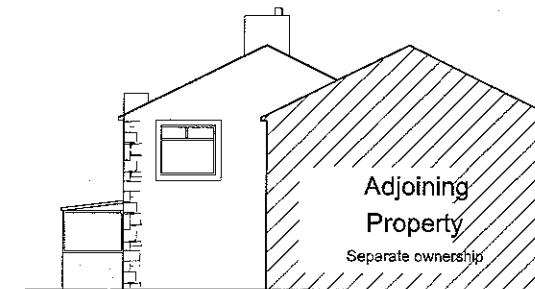
Roof Plan



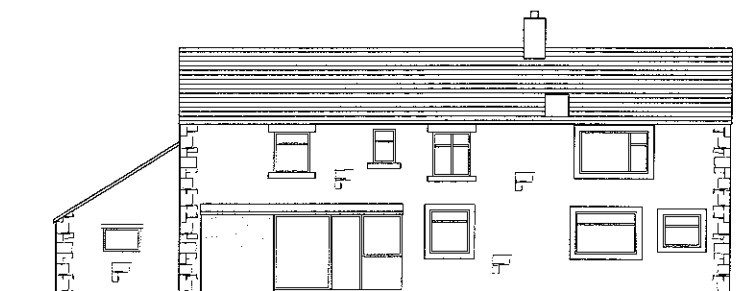
Front Elevation (East Elevation)



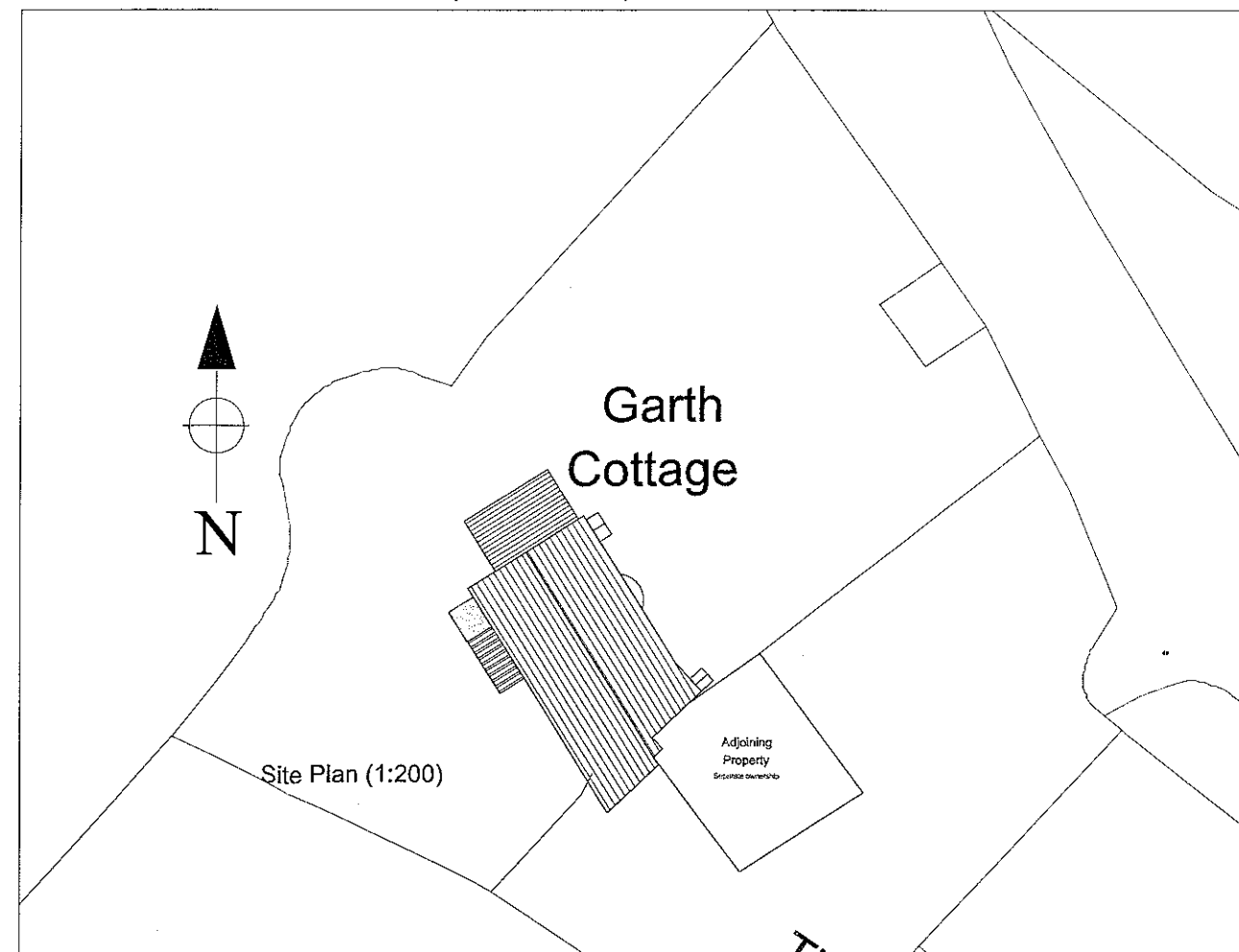
Side Elevation (North Elevation)



Side Elevation (South Elevation)



Rear Elevation (West Elevation)



320120135P

Notes:

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Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Amendment C: 15.02.12 Extent of Proposed Demolition shown

Amendment B: 24.06.11 Existing South Elevation added

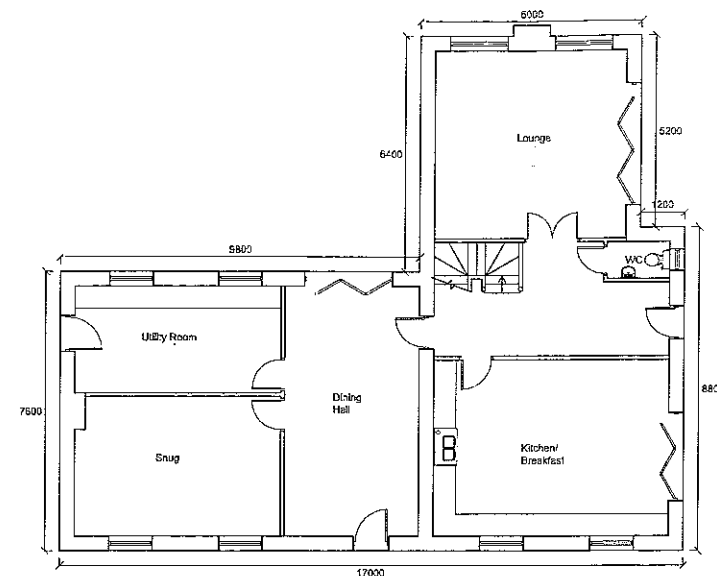
Amendment A: 01.06.11 Generally Amendments for Planning Submission

Avalon RTPI
Chartered Town Planning

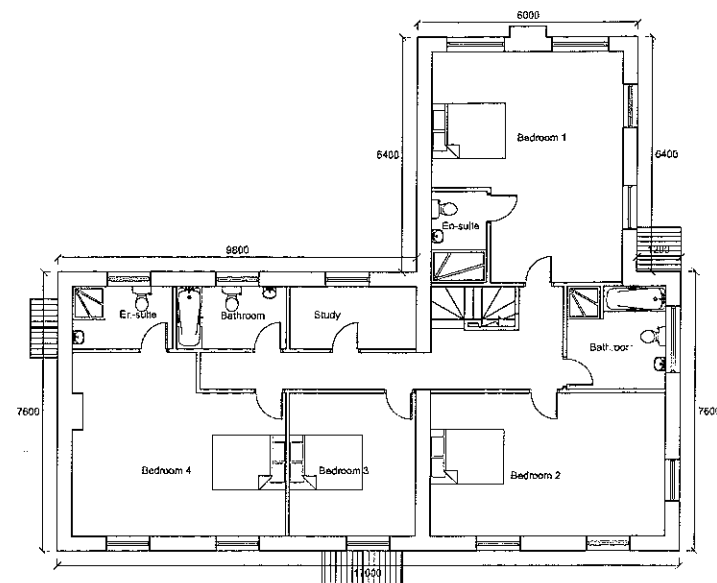
Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666
Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Redley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

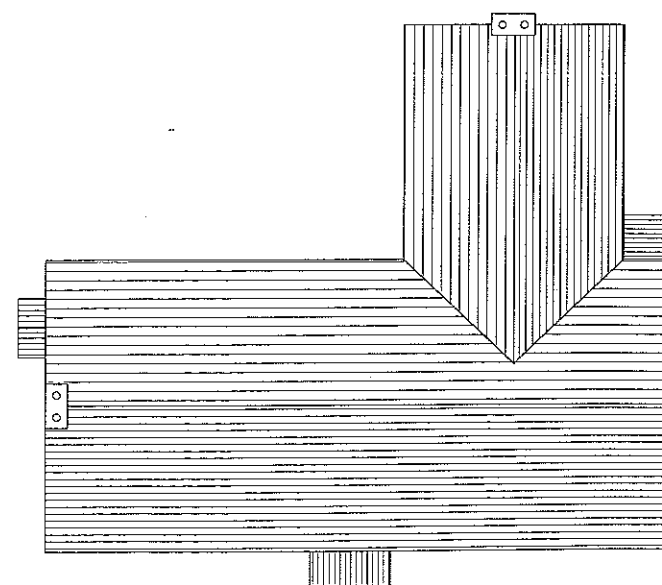
EXISTING PLANS AND ELEVATIONS					
Site: Garth Cottage Clitheroe Road Milton Clitheroe					
Client: Mrs Renwick					
Date: 15.03.11			Scale: 1:100 @ A1		
Project No: REN/01 Dwg 01C				Drawn: DS	
Amendments:	A	B	C		



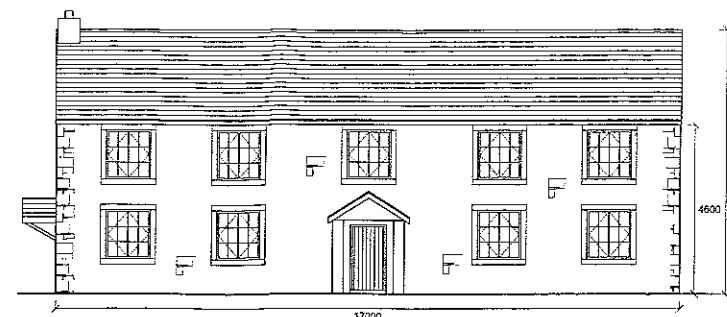
Ground Floor Plan



First Floor Plan



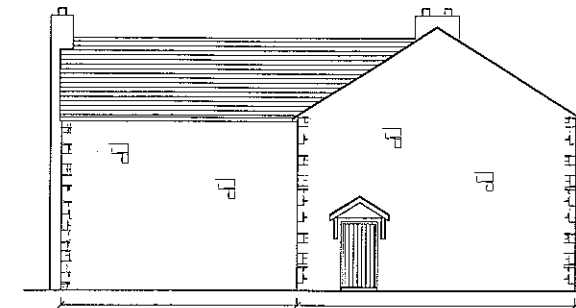
Roof Plan



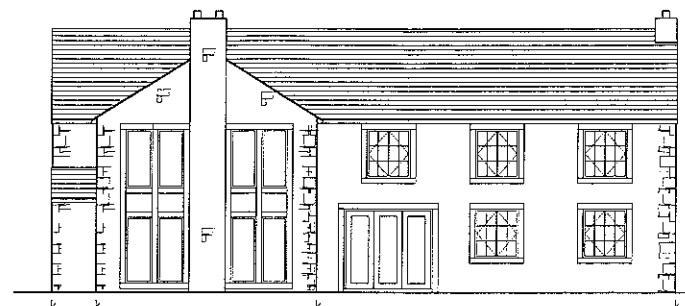
Front Elevation (East Elevation)



Side Elevation (North Elevation)

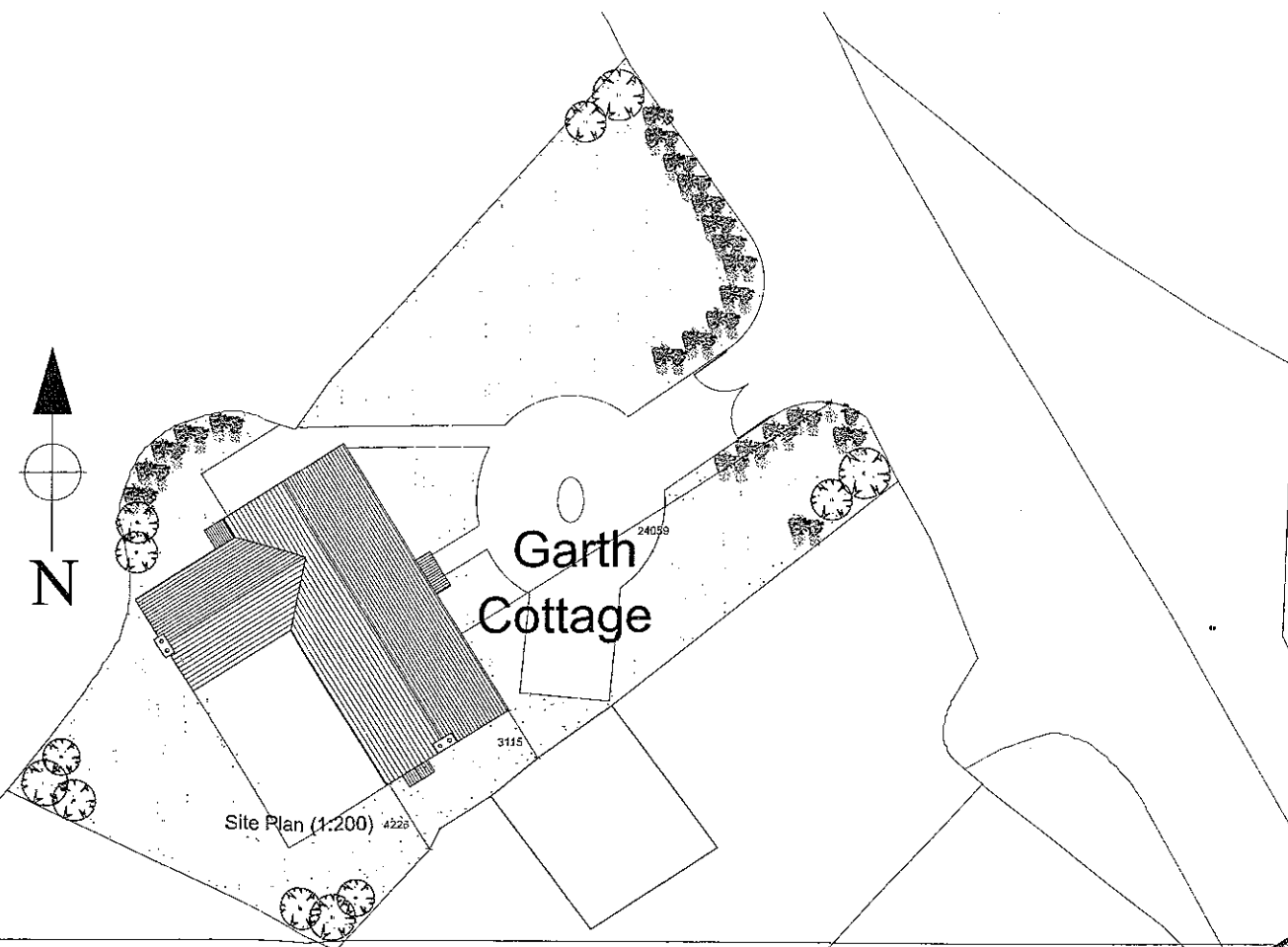


Side Elevation (South Elevation)



Rear Elevation (West Elevation)

320120135P



Notes:

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Amendment B: 04.11.11 General Amendments to Planning Officers Comments
Amendment A: 01.06.11 General Amendments for Planning Submission

Avalon

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Reedley Business Centre, Reedman Road, Burnley, Lancashire, BB10 2TY

PROPOSED PLANS AND ELEVATIONS

Site: Garth Cottage
Cilthorpe Road
Milton

Client: Mrs Renwick

Date: 15 03 11

Scale: 1:100 @ A1

Project No: REN/01 Dwg 02B

Drawn: DS

Amendments:

A B



Existing Street Elevation

320120135P



Proposed Street Elevation

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices

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Avalon RTPI

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Redley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

STREET ELEVATIONS

Site: Garth Cottage
Clitheroe Road
Milton
Clitheroe

Client: Mrs Renwick

Date: 15.02.12

Scale: 1:100 @ A3

Project No: REN/01 Dwg 10

Drawn: DS

Amendments:

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